

PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WILLIAM J. and  
I, or we, NANCY E. SUDEK, legal owner of the property situate in Baltimore  
County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1204.5.3 to permit side and setback  
of 22 feet instead of required 50 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the  
following reasons: (indicate hardship or practical difficulty)

Our present home has old and insufficient utilities. We need more room  
for our growing children. Also, we want to build a house with proper insulation,  
electric and plumbing.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this  
petition, and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day  
of \_\_\_\_\_ 1980, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the \_\_\_\_\_ day of \_\_\_\_\_ 1980, at \_\_\_\_\_ o'clock  
\_\_\_\_\_ M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NE/S Seneca Rd., 1375'  
SE Chestnut Rd., 15th District : OF BALTIMORE COUNTY  
WILLIAM J. SUDEK, et ux, Petitioners : Case No. 80-247-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I hereby enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therefore,  
and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 14th day of May, 1980, a copy of the foregoing  
Order was mailed to Mr. and Mrs. William J. Sudek, 1149 Seneca Road, Baltimore,  
Maryland 21220, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. William J. Sudek  
1149 Seneca Road  
Baltimore, Maryland 21220

cc: Framm & Associates  
3210 Southgreen Road  
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this \_\_\_\_\_ day  
of April, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner William J. Sudek, et ux

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Route Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. & Mrs. William J. Sudek  
1149 Seneca Road  
Baltimore, Maryland 21220

RE: Item No. 186  
Petitioners - William J. Sudek, et ux  
Variance Petition

Dear Mr. & Mrs. Sudek:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition. The following comments  
are not intended to indicate the appropriateness of the zoning action  
requested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability  
of the requested zoning.

Because of your proposal to raze the existing dwelling on this  
site and construct another one within 22' of the side property lines,  
this Variance hearing is required. Particular attention should be  
afforded to the comments of the Department of Permits and Licenses  
concerning the construction of the proposed structure.

Enclosed are all comments submitted to this office from the  
committee members at this time. The remaining members felt that  
no comment was warranted. This petition was accepted for filing on  
the date of the enclosed certificate and a hearing scheduled accordingly.

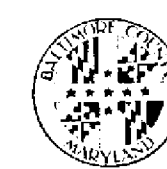
Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Framm & Associates  
3210 Southgreen Rd.  
Baltimore, Md. 21207



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 21, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #186 (1979-1980)  
Property Owner: William J. and Nancy E. Sudek  
N/E/S Seneca Rd. 1375' S/E Chestnut Rd.  
Existing Zoning: RC-5  
Proposed Zoning: Variance to permit side setbacks of  
22' in lieu of the required 50'.  
Acres: 0.87 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Seneca Road, an existing public road, is proposed to be improved in the future  
as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way  
widening, including any necessary reversible easements for slopes will be required  
in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent)  
to prevent creating any nuisances or damages to adjacent properties, especially by the  
concentration of surface waters. Correction of any problem which may result, due to  
improper grading or improper installation of drainage facilities, would be the full  
responsibility of the Petitioner.

The property to be developed is located adjacent to tidewaters. The Petitioner  
is advised that the proper sections of the Baltimore County Building Code must be  
followed whereby elevation limitations are placed on the lowest floor (including  
basement) of residential and commercial developments and other special construction  
features are required.

Item #186 (1979-1980)  
Property Owner: William J. and Nancy E. Sudek  
Page 2  
April 21, 1980

Water and Sanitary Sewers:

There is an 8-inch public water main in Seneca Road; and as indicated there  
is a water service connection to the existing residence.

Public sanitary sewerage is not available to serve this property, which is  
utilizing private onsite sewage disposal.

This property is within the Baltimore County Metropolitan District and beyond  
the Urban-Rural Demarcation Line. Baltimore County Sewerage Plan S-23B, as amended,  
indicates "No Planned Service" in the area.

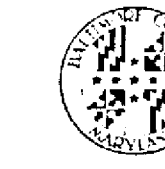
Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

2-SW Key Sheet  
8 NE 45 Pos. Sheet  
NE 2 L Topo  
91 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

May 7, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #186, Zoning Advisory Committee Meeting, April 1, 1980, are as follows:

Property Owner: William J. and Nancy E. Sudek  
Location: N/E/S Seneca Rd 1375' SE Chestnut Road  
Existing Zoning: RC-5  
Proposed Zoning: Variance to permit side setbacks of 22' in lieu of the required 50'.  
Acres: 0.87  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

JOHN L. WIMLEY  
John L. Wimley  
Planner III  
Current Planning and Development

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of June, 1980, that the herein Petition for the Variance(s) to permit side yard setbacks of 22 feet instead of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jara*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

TO:

William J. & Nancy E. Sudek  
1375 Seneca Road SE Chesnut  
Baltimore, Maryland 21220

DATE April 11, 1980

Application Number  
or  
Zoning Number #186

It appears your structure is in a Tidal/riverine flood area. The attached excerpt from the Baltimore County Building Code appears to be applicable.

Please review and if there are any questions call 494-3987, Plans Review Department for further instructions.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 7, 1980

Mr. William E. Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #186, Zoning Advisory Committee Meeting of April 1, 1980, are as follows:

Property Owner: William J. & Nancy E. Sudek  
Location: NW/8 Seneca Rd. 1375' SE Chesnut Rd.  
Existing Location: R.C. 5  
Proposed Zoning: Variance to permit side setbacks of 22' in lieu of the required 50'.  
Acres: 0.87  
District: 15th

The existing dwelling is presently served by a private sewage disposal system and metropolitan water.

A new dwelling is proposed and upon its completion, the existing house will be razed and the existing septic system abandoned.

Prior to approval of a building permit for the proposed dwelling, soil percolation tests must be conducted. A new sewage disposal system must be installed to serve the proposed house.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

#### SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidewaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

rrj/



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REMCKE  
CHIEF

April 23, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: William J. & Nancy E. Sudek

Location: NW/8 Seneca Road 1375' SE Chesnut Road

Item No: 186

Zoning Agenda: Meeting of April 1, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Remcke* Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division

#### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 27, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 1, 1980

RE: Item No: 184, 185, 186, 187, 189, 183

Property Owner:

Location:

Present Zoning:

Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Nick Petrovich*  
Nick Petrovich, Assistant  
Department of Planning

NP/bp



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

April 11, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #186 Zoning Advisory Committee Meeting, April 1, 1980 are as follows:

Property Owner: William J. & Nancy E. Sudek  
Location: NW/8 Seneca Road 1375' SE Chesnut Road  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit side setbacks of 22' in lieu of the required 50'.

Acres: 0.87  
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Age, and other applicable Codes.

X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction, an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 310.

X I. Comments: This proposed building is in an area subject to inundation by tidal waters. All floor levels including the basement shall be one foot above the 100 year flood level-See Section 319.0 of Bill 199-79 attached.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review), at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

#### DESCRIPTION FOR VARIANCE

PROPERTY OF WILLIAM J. & NANCY E. SUDEK

15TH ELECTION DISTRICT

Beginning at a point on the Northeast side of Seneca Road, 1375 feet Southeast of Chesnut Road and known as Lots 156 and 157 as shown on the plat of "Baltimore Quarters Plat No. 2", which is recorded in the Land Records of Baltimore County in Liber A.P.O. 7, Folio 13.

Also known as 1119 Seneca Road. Contains 37,829 square feet or 0.87 acres of land, more or less.



# PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for side yard setback  
 LOCATION: Northeast side of Seneca Road, 1375 feet Southeast of Chestnut Road  
 DATE & TIME: Wednesday, June 4, 1980 at 9:30 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setback of 22 feet instead of the required 50 feet

The Zoning Regulation to be excepted as follows:

Section 1A04.3.B.3 - Building setbacks

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William J. Sudek, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, June 4, 1980 at 9:30 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

FRAMM & ASSOCIATES  
 ENGINEERS • PLANNERS • SURVEYORS  
 3210 SOUTHGREEN ROAD  
 BALTIMORE, MARYLAND 21207  
 PHONE (301) 922-4467

DESCRIPTION TO ACCOMPANY THE PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS ON THE PROPERTY KNOWN AS NO. 1149 SENeca ROAD, LOCATED IN THE FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

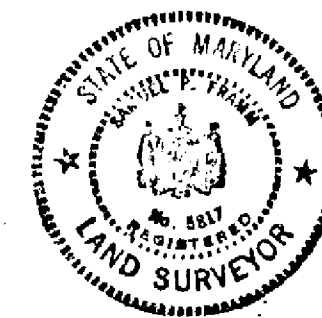
BEGINNING for the same at a point on the northeast side of Seneca Road, 30 feet wide, at the end of the two (2) following courses measured along the northeast side of said Seneca Road from its intersection with the southeast side of Chestnut Road, 30 feet wide, namely: S 61°55'00" E 1075 feet, more or less, and S 35°39'00" E 300 feet, more or less;

THENCE NORTH 50°21'00" EAST 406 feet, more or less;  
 THENCE SOUTH 08°19'04" EAST 74.03 feet;  
 THENCE SOUTH 28°06'47" EAST 37.53 feet;  
 THENCE SOUTH 56°21'00" WEST 366 feet, more or less; and  
 THENCE NORTH 35°39'00" WEST 100 feet to the place of beginning.

CONTAINING 37,829 Square Feet of land, more or less, or 0.87 Acre, more or less.

BEING known as lots 156 and 157 as laid out on the plat entitled, "BOWLEYS QUARTER PLAT No. 2", which plat is recorded among the Land Records of Baltimore County, Maryland in Flat Book W.F.C. 7 Folio 15.

The bearings used in the above description refer to the Meridian of "BOWLEYS QUARTER PLAT No. 2", and said description is for petition purposes only, and is not intended for use in any conveyance of title thereto.



*Samuel P. Framm*  
 SAMUEL P. FRAMM  
 MD. REG. L.S. N° 5817

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
 Zoning Commissioner  
 John D. Seyffert, Director  
 Office of Planning and Zoning  
 SUBJECT: Petition No. 80-247-A Item 186

May 9, 1980

Petition for Variance for side yard setback  
 Northeast side of Seneca Road, 1375 feet Southeast of Chestnut Road  
 Petitioner - William J. Sudek, et ux

Fifteenth District

HEARING: Wednesday, June 4, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
 John D. Seyffert, Director  
 Office of Planning and Zoning

JDS:JGH:ab

May 6, 1980

Mr. & Mrs. William F. Sudek  
 1149 Seneca Road  
 Baltimore, Maryland 21220

### NOTICE OF HEARING

RE: Petition for Variance - NE/S Seneca Rd., 1375' SE of Chestnut Road - Case No. 80-247-A

TIME: 9:30 A.M.

DATE: Wednesday, June 4, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
 ZONING COMMISSIONER OF  
 BALTIMORE COUNTY

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

May 23, 1980

Mr. & Mrs. William J. Sudek  
 1149 Seneca Road  
 Baltimore, Maryland 21220

RE: Petition for Variance  
 NE/S Seneca Rd., 1375' SE  
 of Chestnut Road  
 Case No. 80-247-A

Dear Mr. & Mrs. Sudek:

This is to advise you that \$14.88 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

WEH:ej

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

June 10, 1980

Mr. & Mrs. William F. Sudek  
 1149 Seneca Road  
 Baltimore, Maryland 21220

RE: Petition for Variances  
 NE/S Seneca Rd., 1375' SE of Chestnut Rd. - 15th Election District  
 William F. Sudek, et ux - Petitioners  
 NO. 80-247-A (Item No. 186)

Dear Mr. & Mrs. Sudek:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Lean M. H. Jung*  
 LEAN M. H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
 People's Counsel

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 5/13/80  
 Posted for: Petition for Variance  
 Petitioner: William J. Sudek et ux  
 Location of property: NE/S Seneca Rd., 1375' SE of Chestnut Rd.  
 Location of Signs: front of property (1149 Seneca Rd.)  
 Remarks:  
 Posted by: Lean M. H. Jung Date of return: 5/13/80

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received this 19th day of May, 1980.

Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

*William E. Hammond*  
 William E. Hammond, Zoning Commissioner

Petitioner: William J. Sudek Submitted by: William E. Hammond

Petitioner's Attorney: Reviewed by: William E. Hammond

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: 76-179A, 76-157A, 77-177, 77-21A (in the vicinity)	Map #									

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE-REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: June 14, 1980 ACCOUNT: 01-622 AMOUNT: \$14.88

RECEIVED FROM: William F. Sudek FOR: Advertising and Posting of Case No. 80-247-A

VALIDATION OF SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE-REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: May 6, 1980 ACCOUNT: 01-622 AMOUNT: \$25.00

RECEIVED FROM: William F. Sudek FOR: Filing Fee For Case No. 80-247-A

VALIDATION OF SIGNATURE OF CARRIER

# **PETITION FOR VARIANCE**

15th District  
Zoning: Petition for Variance for side yard setback.  
Location: Northeast side of Seneca road, 1375 feet southeast of Chestnut road.

Date & Time: Wednesday, June 4, 1980 at 9:30 a.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setback of 22 feet instead of the required 50 feet.

The Zoning Regulation to be excepted as follows:

Section 1A04.3.B.3 - Building setbacks.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning at a point on the Northeast side of Seneca road, 1375 feet southeast of Chestnut road and known as lots 156 and 157 as shown on the plat of "Bowleys Quarters Plat No. 2" which is recorded in the Land Records of Baltimore County in Liber W.P.C. 7, Folio 13.

Also known as 1149 Seneca road. Contains 37,829 square feet or 0.87 acres of land, more or less.

Being the property of William J. Sudek, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date:

WEDNESDAY, JUNE 4, 1980

AT 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF

WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

# **The Essex Times**

Essex, Md., May 15, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in

each of successive weeks before the day of

May 15, 1980  
J. D. W. Publisher.

## **PETITION FOR VARIANCE 15th DISTRICT**

ZONING: Petition for Variance for side yard setback

LOCATION: Northeast side of Seneca Road, 1375 feet Southeast of Chestnut Road

DATE & TIME: Wednesday, June 4, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setback of 22 feet instead of the required 50 feet

The Zoning Regulation to be excepted as follows:  
Section 1A04.3.B.3 - Building setbacks

All that parcel of land in the Fifteenth District of Baltimore County

Beginning at a point on the Northeast side of Seneca Road, 1375 feet Southeast of Chestnut Road and known as Lots 156 and 157 as shown on the plat of "Bowleys Quarters Plat No. 2", which is recorded in the Land Records of Baltimore County in Liber W.P.C. 7, Folio 13.

Also known as 1149 Seneca Road. Contains 37,829 square feet or 0.87 acres of land, more or less.

Being the property of William J. Sudek, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, June 4, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of

WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County

May 15.

## **DUPLICATE CERTIFICATE OF PUBLICATION**

TOWSON, MD., May 15, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the day of 1980, the first publication appearing on the day of 1980.

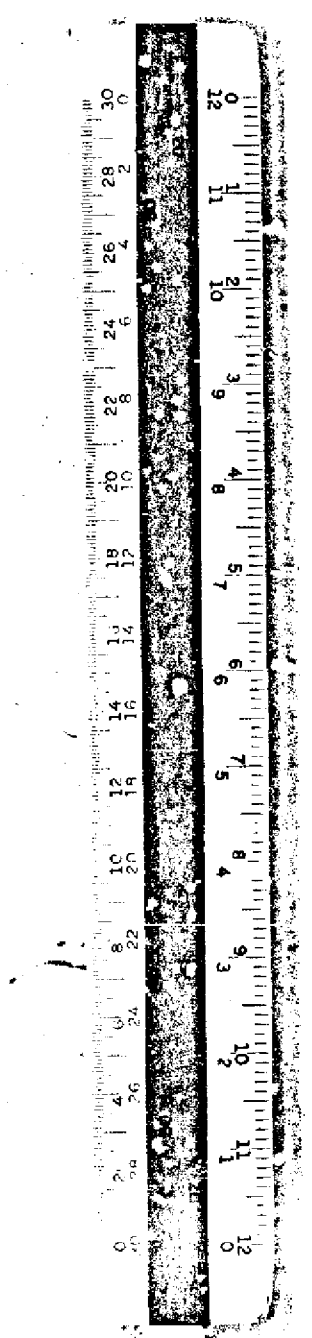
THE JEFFERSONIAN,

*[Signature]*  
Manager.

Cost of Advertisement, \$ 19.00

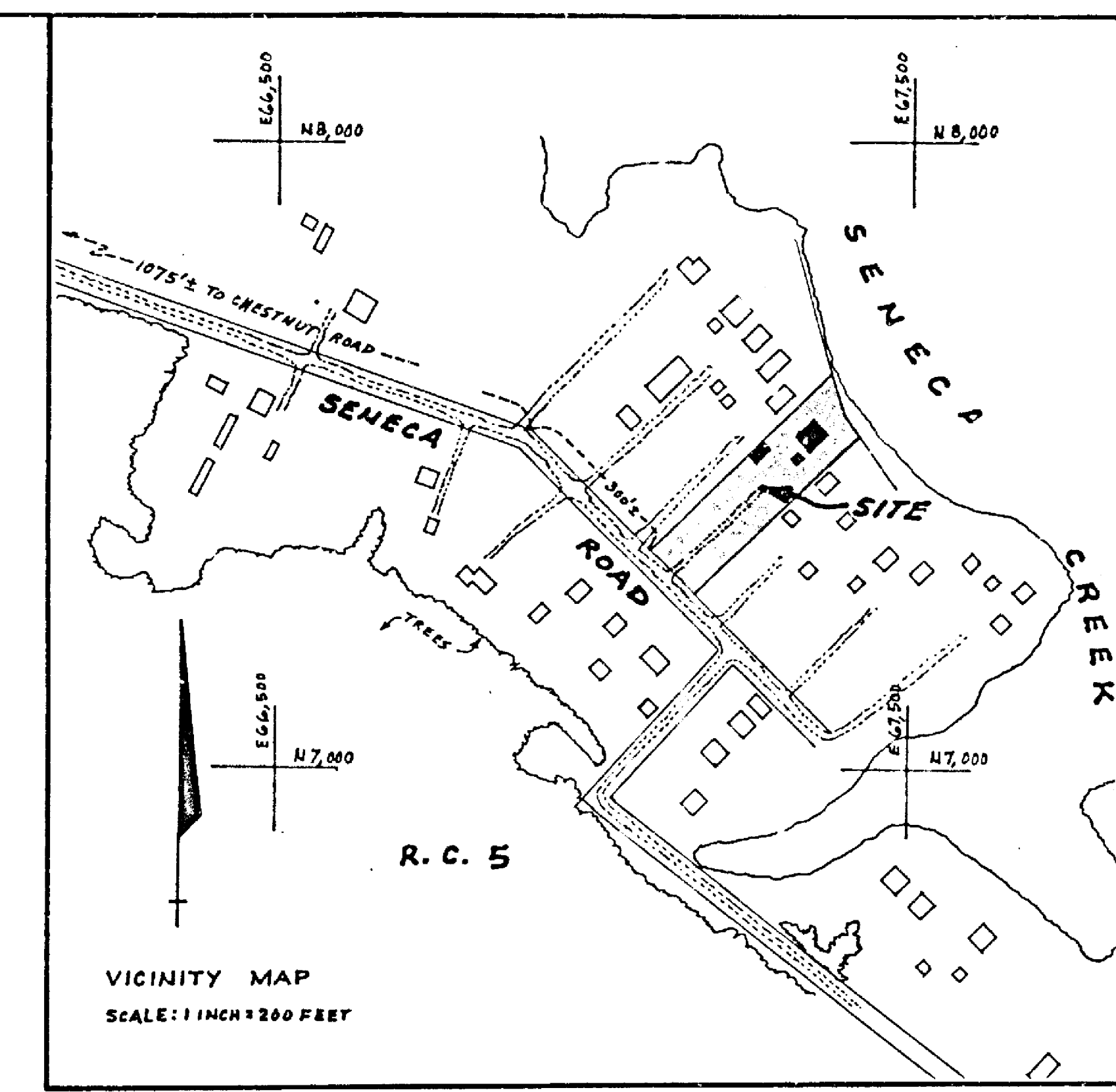
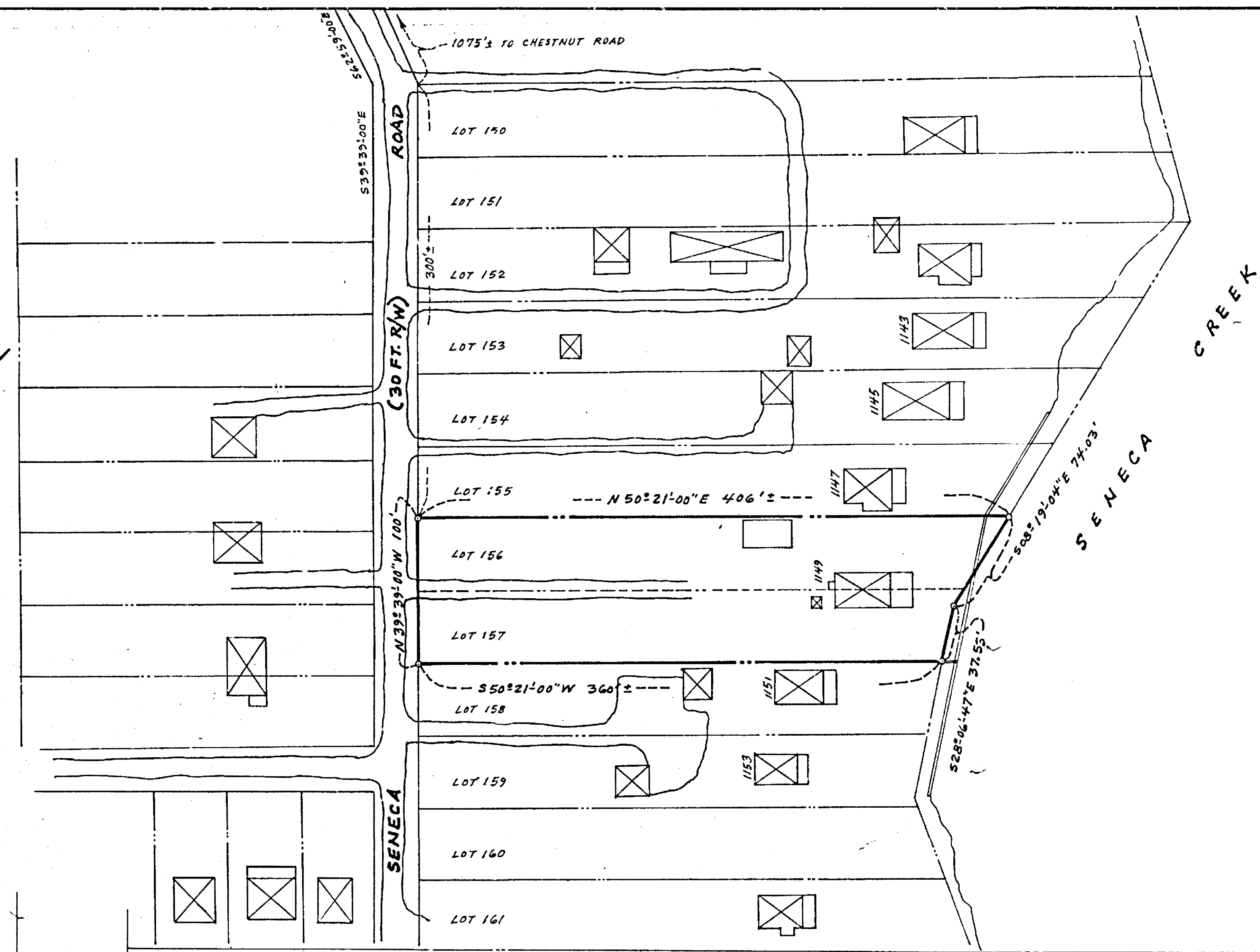


SCALE: 1/4" = 50 FEET



SCALE: 1/4" = 20 FEET

SENECA (30 FT. R/W) ROAD



### SITE NOTES

OWNER-PETITIONER: WM. F. SUDEK & NANCY E. SUDEK, HIS WIFE.  
ADDRESS: 1149 SENECA ROAD, BALTIMORE, MD. 21220  
TITLE REF: LIBER O.T.G. N° 5078 FOLIO 270  
EXISTING ZONING: R. C. 5  
PETITION FOR: A VARIANCE FROM SECTION 1A04.3B.3 TO PERMIT SIDE YARD SETBACKS OF 22 FT. INSTEAD OF REQUIRED 50 FT. (RES.)

SUBJECT LAND IS KNOWN AS LOTS N° 156 AND 157 AS LAID OUT ON THE PLAT ENTITLED, "BOWLEYS QUARTER PLAT N° 2" WHICH IS RECORDED IN PLAT BOOK W. P. C. N° 7 FOLIO 13, AND CONTAINS 37,829 SQUARE FEET OF LAND, MORE OR LESS, OR 0.87 ACRE, MORE OR LESS.

FRAMM & ASSOCIATES  
ENGINEERS, PLANNERS & SURVEYORS  
3210 SOUTHGREEN ROAD  
BALTIMORE, MARYLAND 21207  
PHONE (301) 922-4457

PLAT TO ACCOMPANY THE PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS AT  
**1149 SENECA ROAD**  
LOCATED IN THE FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

### SITE PLAN

REVISIONS		
NO.	ITEM	DATE

SCALE: AS SHOWN  
DATE: JANUARY 19, 1980  
DESIGNED BY: S. P. F.  
CHECKED BY: W. F. S.  
W.O. N°: 5817-8001-1  
FILE N°: 0315-091-23-1

SHEET

1

OF 1